Former Sipson Garden Centre (Sipson Road) – Outline Construction and Demolition Method Statement

A full CMS will be provided prior to works commencing on site. However, the below details the proposed method statement for the demolition & construction of works.

Programme

The works on site are due to commence in May 2024 and be complete by May 2025. The works comprise the Demolition of former garden centre buildings a service building with 7no. service bays and 1no. storage bay, an ancillary two-storey office building, with hardstanding, parking, a wash bay, plant, solar PVs, landscaping, drainage and associated works at the Former Sipson Garden Centre, Sipson Road, UB7 0HW.

Site preparation works & demolition

The project works commence with the demolition of the existing garden centre buildings & any the diversion of services if required. The demolition will be carried out in accordance with the approved Method Statement of a competent Demolition contractor appointed by the applicant & all waste material will either be reused or disposed via a valid waste removal company.

Material distribution

During groundworks operations material will be moved by excavators and dumpers. Bulk materials will be removed from site in standard tipper vehicles where unable to be reused on site.

Both buildings will be formed of a steel framework, set on concrete pad foundations, with a concrete floor, the external walls of the office building will have the steel work clad externally (this may need to adjusted to suit fire rating requirements) then internally a suitable insulated wall will be formed (most likely timber framing), finished internally with the plasterboard, all to provide the required thermal, sound and fire ratings. Service building will have the steel framework clad.

Windows and doors to the office building will be Velfac window system made up of aluminium outer and timber inner sections. The service building will use industrial metal roller shutter doors, with fire exit provided by metal personal doors.

Fuel Storage

All fuel stored on site is to be located on hard standing and contained within a double bunded vesicle in line with best practice. Drip trays are to be provided with each fuel container to control small scale discharge associated with re-fuelling. Spill kits will also be supplied in close proximity to fuel storage areas and operatives working in these areas will be trained in the use of the spill kits provided.

Lighting

Site lighting will be designed to avoid light spill into nearby properties. Design features will include hoods, cowls, louvres or shields to direct lighting to the intended area only, avoiding or minimising light spill. All lighting not required for safety purposes will be shut off between the hours of 23:00 and 07:00.

Construction sequence and operations

- The groundworks will commence with the formation of the piling mat & subsequently, boring & forming of the piled foundations. Once the foundations are poured, we will look to install the under-slab drainage & substructure masonry to allow us to pour the ground floor slab.
- Once the slab is complete this will allow the installation of the steel frame erection to commence. This may be constructed in multiple phases, one phase consisting of the ground floor, another consisting of the 1st floor office.
- Both buildings will be finished with a metal deck roof system and topped by an green roof system and solar panels to both roofs.
- Once the Steel frame is complete, this will allow the high-level roof installation to commence. Completion of the roof works will allow the façade works to commence with windows & doors being installed, followed by brickwork & cladding to designated areas.

The works will start with the pre-watertight works (whilst the windows are being installed) and this includes the high-level building services (SVPs, ductwork, pipework and cable trays). Once the buildings are watertight the first fix wiring (including specialist systems) will follow.

Different Phases have specialist areas, such as the office space, toilets, service building etc – these will have their own dedicated sections in the fit-out sequence, related to their location and different trades being involved.

Commissioning

Commissioning is a QA process that requires the following steps:

1. Building ready
2. Systems ready
3. Documentation ready
4. People ready

We will be following the BSRIA guidelines for preparing the building services ready for commissioning and then commission each system before finally switching over to fully automatic running. The stages are: Verification	• Prepare checklists for planning and recording commissioning tasks • Inspection to ensure correct installation checked against the specification
Pre-commissioning	• Point to point tests for electrical dead testing • Pipework pressure testing • Flushing and cleaning pipes and ductwork • Air leakage testing of ductwork
Commission individual services	• One service at a time • Balance the flow rates for air and water services • Check and test the BMS links
System Continuous Operational Performance (SCOP)	• Building running on automatic controls • Multi-system testing • BMS reporting correctly

	• Fire cause and effect testing